

# Valley Center Community Planning Group

Minutes for the May 9, 2011 Meeting

Chairman: Oliver Smith; Vice Chairman: Anne Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay  
P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: 10 June 11

Approved: 13 June 11

**1.**

**Call to Order and Roll Call by Seat #:**

07:02 PM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T S C H		Q U I N L E Y	V I C K	L E W I S	N J O O R H W N O S O O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
A	P	P	P	P		P	P	P	P	P	P	P	P	P

Notes: Quinley, Britsch, & Lewis arrived 7.07 pm ; Quinley departed 8.55

Quorum Established: 13

Yes (X )

**Pledge of Allegiance**

**2.**

**Approval of Minutes: April 11, 2011**

**Motion:** Approve Minutes of April 11, 2011 as corrected

**Maker/Second:** Glavinic/Rudolf

**Carries/Fails (Y-N-A): 13-0-0 Voice**

**3.**

**Open Forum:**

**3.a.**

No speakers

**4.**

**Announcements & Items of Public Interest for Discussion:**

**4.a.**

**Update on the \$425,000 Valley Center Road improvement list of proposed projects being reviewed and vetted by DPW (Bob Davis)**

Davis presents report of Mobility Subcommittee discussions on how to spend available funds on Valley Center Road safety improvements. After noting recent accidents, he reported several ideas for enhancing safety in the area of Mirar de Valle and Valley Center Road. He also discussed a street lighting suggestion that failed to win support from the County. The County suggested reflective signs as an alternative to lighting intersections along the eastern stretch of VC Road. He also noted that the County is investigating options for a walkway on west side of VC Road between Woods Valley Rd. and Banbury. He said there may be some Safe Schools money for that effort. Rudolf asks about recommendations for spending an additional portion of the funds. Davis says none today.

**4.b.**

**Announcement of a vacancy on the I-15 Design Review Board. Term begins in June 2011 and runs for two years. VCCPG is opening the application period for candidates seeking a seat on the board and will recommend one candidate to the Board of Supervisors for appointment. (Smith)**

The previous appointee was Barbara Rohrer. Looking for new nominee. The I-15 Design Review Board oversees the view-shed of I-15 through North San Diego County.

**Motion:** Move to pass responsibility for making nominations to Nominations Subcommittee

**Maker/Second:** Smith/Quinley

**Carries/Fails (Y-N-A): 13-0-0 Voice**

**4.c.**

**Information on the Valley Center Automated License Plate Reader Project. The Valley Center Sheriff's Substation is requesting \$78,673 for a marked Sheriff's patrol Vehicle to monitor vehicles and to identify persons or license plates connected to crimes. (Smith)**

The rationale is that many cars are stolen from the local casinos. The proposed car, equipped with new scanning technology, could check a license plate for stolen status in 2 seconds. The Sheriff wants a Dodge Charger pursuit car to go with the new scanning equipment. The scanning technology has been around for about 10 years. The City of Long Beach and others are now using the technology. 475 cars of interest have been identified with this equipment.

**5.**

**Action Items:**

5.a.	Update and possible vote on the Accretive Sustainable Community sub-committee formation and its membership. (Hutchison) (NOTE: Copies of applications for this subcommittee have been e-mailed to VCCPG members and are available to the public at the circulation desk of the Valley Center Library)														
Discussion:															
Glavinic wants new people involved on this committee. He asserts that there are many other qualified people in VC. Rudolf says we need people with some experience who understand the Community and General Plans. He adds that some new faces are good. Glavinic counters with the need to develop new talent. Michael Robledo questions the need to have more than one VCCPG member on SC rather than more public members. Hofer explains the need to have new VCCPG members get experience along with public members. Robledo questions the validity of having VCCPG members vote on items discussed by the SC and then vote again when those items are presented to the VCCPG. Rudolf points out that anyone from the public can participate in SC meetings.															
Members elected are: Lael Montgomery, Sandy Smith, Ray Ewing, and Patricia LaChappelle from the public; and, LaVonne Norwood-Johnson and Ann Quinley from VCCPG; plus Steve Hutchison as Chair, previously elected.															
Motion: Move that the Accretive SC be composed of 7 members; that 6 new members besides the chair be selected, two from among applicants serving on the Planning Group and four from public applicants; that a vote for members from the public applicants be done first and then for members from the Planning Group applicants.															
Maker/Second: Hutchison/Quinley							Carries/Fails: 11-0-0 Voice								
A N D E R S O N	H U T C H I S O N	H O F E R	G L A V I N I C	B R I T S C H	C L O U T I E R	Q U I N L E Y	V I C K	L E W I S	N J O O R H W N O S O O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N	
				R							R				
Notes: Britsch and Jackson recuse; Voting results for SC membership attached in separate spreadsheet.															
5.b.	Discussion and possible vote on General Plan Update items from the subcommittee (Rudolf)														
Discussion: Rudolf reports on BOS actions re the GPU at their meeting of 13 April. As requested, Road 3-A is removed from the map. The rest of the proposed Specific Requests were largely defeated: 2, 3, 4, 5, 6, 7, 13, 28, 29 A&B. Specific Request VC12, Castle Creek, was approved. Specific Requests 55 & 56, were defeated, and, Konyon Dairy was designated 7.3 DU/acre instead of 4.3 DU/acre as recommended. On major policies, land use policies 1.2 & 1.3 were deleted; similar language in I-163. In Policy 1.4 [against leapfrog development], a third exception was added that is very nebulous, allowing villages built to Leadership in Energy and Environmental Design – Neighborhood Development [LEED-ND] or equivalent standards regardless of zoning. Britsch says LEED-ND standards are not hard to achieve. Glavinic noted that leapfrog developments may be expanded if sewer and water are available. Also, sewer and water availability can change zoning if LEED-ND is the only requirement. BOS will vote on final approval of General Plan Update 3 August 2011. No further action is possible by VCCPG.															
5.c.	Discussion and possible vote on Mobility Subcommittee issues including Emergency Evacuation issues, the Road Standards review and VC Road safety improvements (Davis)														
Discussion: Davis cited great cooperation from DPW. He noted that VC Road safety discussions overlap interests of the South Village SC. The Dept. of Public Works questioned the need for streetlights at intersections in the eastern portion of VC Road in view of the Dark Skies initiative. DPW agrees with the usefulness of electronic speed signs. Davis noted there are many issues before the subcommittee. CERS joint meeting with the GPU SC is open to the planning group and public. There is much more to CERS than evacuation routes in terms of mobility. Smith learned of a grant for Safe Schools that could provide money for improvement of VC Road pedestrian issue between Banbury and Woods Valley Road. Safety of students requires that we make it possible for school buses to turn around on Banbury or improve VC Road to make a walkway where a drainage ditch exists. Moralli says striping is moving forward on Fruitvale/Stargaze intersection. Davis says County is taking some responsibility for the Vesper Road intersection at VC Road. Rudolf reminds that at joint meeting on CERS [GPU SC/Mobility SC] that 8 or more VCCPG members may attend and meeting has been noticed.															

5.d.	Matz Commercial Building Site Plan B Designator, 1500-10-013 (STP 10-013) , 8719 Old Castle Road, Escondido 92026 and Champaign Blvd, Project includes construction of a 8000SF single story commercial building to include office space, deli, Restaurant and Dental Office.; contact: James Fleming 619-743-5770 ( DPLU Planner is David Sibbet 858-694-3091) (Vick)	
<p><b>Discussion:</b> Vick presents. Richard and Lisa Matz are principals and James Flemming is their architect. The Matz's were denied approval in Oct. 2010 pending resolution of issues in scoping letter and with Design Review Board. A requested waiver of road widening was accepted by VCCPG in Dec. 2010. According to Richard Matz there is presently some debate about planning fees requested by David Sibbit, DPLU planner, and the hours spent by DPLU. Planner Sibbit has apparently received resubmitted plans but has not conducted a final review. Flemming wants 8000 sq. ft. building, and is looking for a waiver of street improvements. He says the correct setbacks are implemented, including a 100-year flood setback. Grading will include 75 cu. yards of cut and 100 cu. yards of fill. They will possibly change the entrance location to avoid cutting oak trees. Hofler questions why turn lanes are not needed even with the road improvement exemption. Lisa responds to concern saying they have had no accidents presently or for past 10 years. Hofler can't support the project without turn lanes. Rudolf asks about which plan is to be submitted. L. Matz/Flemming say they will change entrance location from that submitted with scoping letter. Rudolf suggests they go to design review before coming to VCCPG. R. Matz says that he has gone to several agencies for review. Vick suggests that a right turn lane is new request. Hofler/Rudolf disagree and indicate both right and left turn lanes were requested. R. Matz worries that widening the road will eliminate oaks. Hofler wants to defer to DPW re safety issues. She wants to see a road waiver but not at the expense of safety. Rudolf notes that a waiver was already approved by VCCPG by a vote of 11-1-0 in Dec 2010. He suggests that DPW sent it back to VCCPG because of the change in entrance from what was submitted in scoping letter. Smith suggests we see site map changed before we vote. Applicants are simply trying to get approval. Bachman asks for clarification on road width with turn lanes. L. Matz says she would not put her neighbors at risk. Davis asks about width of road near A-frame [next door] and where oaks are located. Vick opposed to right turn lanes if not needed. Hofler says residents on Indian Hill are opposed to commercial traffic. Rudolf questions how wide the road would be with turn lanes compared to current limits.</p>		
<p><b>Motion:</b> Move to continue this item to a future meeting when applicants have a revised plan reviewed by the County and approved by the Design Review Board</p>		
<b>Maker/Second:</b> Smith/Glavinic		<b>Carries/Fails (Y-N-A):</b> 12-0-0 Voice
<b>Notes:</b> Quinley departed.		
5.e.	<b>Discussion and possible vote on recommendation to add Nancy Layne to the Tribal Liaison Subcommittee (Glavinic)</b>	
<p><b>Discussion:</b> Smith says Victoria Cloutier has resigned Tribal Liaison SC</p>		
<p><b>Motion:</b> Move to add Nancy Layne to Tribal Liaison SC</p>		
<b>Maker/Second:</b> Glavinic/Norwood-Johnson		<b>Carries/Fails (Y-N-A):</b> 12-0-0 Voice
5.f.	<b>Discussion and vote on recommendations from the Equine Ordinance Subcommittee addressing the four ordinance processes identified by the county consultant which will likely be presented to the San Diego County Planning Commission in May 2011 and to the Board of Supervisors in June. (Smith)</b>	
<p><b>Discussion:</b> Smith reviews ordinance options: By-right Stables throughout the County, a Tiered Ordinance Option [allowing horse use with varied permit requirements], a Conservative Ordinance Option [minor changes to existing ordinance], and a Status Quo Option. The Equine SC recommends the Tiered Approach. Their approach is to address neighbors' needs with best practices, but acknowledge that VC is country. Davis is pleased with results of the recommendation and subcommittee. This is the first of two major steps to approval. BOS will select an option from among the four identified and then, if selected, define the Tiered Approach. Vick approves effort of subcommittee and asks for approval time frame. DPLU and consultants review 20 May. The issue is presented to BOS 29 June. After decision, subcommittee mission statement will change to conform to</p>		

decision by BOS. Issues could include definitions of small and medium size farms and how organizations conform to ordinance requirements. Smith noted that there are no limits on the horse population in SD County. The possibility of unlimited numbers do not apply in other counties. Tom Baumgardner asks about other animals. Smith replies that other animals are not covered by the equine ordinance. But this consideration does overlap on animal structures and other items. Davis suggests the new ordinance is trying to rationalize the rules for both owners and neighbors. Jeff Cowell points out that horses do not come under the same rules as other animals.

**Motion: Approve recommendation of Equine SC to be sent to DPLU and consultant [recommendation attached]**

**Maker/Second: Smith/Hofler** **Carries/Fails (Y-N-A): 13-0-0 Voice**

**5.g.**

**Presentation and discussion of candidates for VCCPG Chair number 6 recently vacated by Victoria Cloutier. (Britsch)**

**Discussion:** No applications timely submitted. Will advertise further with deadline of Wednesday, 8 June 2011

**Motion: Move to continue to June meeting**

**Maker/Second: Britsch/Bachman** **Carries/Fails (Y-N-A):13-0-0 Voice**

**6.**

**Subcommittee Reports & Business: None Made**

a)

Mobility – Robert Davis, Chair.

b)

GP Update – Richard Rudolf, Chair.

c)

Nominations – Hans Britsch, Chair.

d)

Northern Village – Ann Quinley, Chair.

e)

Parks & Rec. – Brian Bachman, Chair.

f)

Rancho Lilac – Ann Quinley, Chair. - inactive

g)

Southern Village – Jon Vick, Chair.

h)

Spanish Valley Ranch – Oliver Smith, Chair. - inactive

i)

Tribal Liason – Larry Glavinic, Chair

j)

Website – Robert Davis, Chair

k)

Pauma Ranch – Christine Lewis, Co-Chair; LaVonne Norwood-Johnson, Co-Chair.

l)

Accretive – Steve Hutchison, Chair

**7.**

**Correspondence Received:**

a)

DPLU to VCCPG, Johnson, Administrative Permit for Oversized Structure, 3000-11-012 (AD11-012), All buildings currently exist, seeking an administrative permit for Carport, Utility and Barn. Project is located at the Johnson Residence at 28357 Cole Grade Road, Project contact person JR Johnson 858-277-4581. DPLU Project manager is Diane Buell 858-694-3721) LaVonne Norwood-Johnson for VCCPG.

b)

Valley Center Community Ag Boosters to VCCPG. Letter from Valley Center Community Ag Boosters seeking support in developing an organization to help youth in various areas of agriculture and to support local students at the San Diego County Fair.

c)

Attorneys for Valley Center-Pauma Unified School district. Reply to San Pasqual Band of Diegueno Mission Indians statement that opposes the District's Statement of Good Cause why it's Notice of Appeal is timely.

d)

DPLU to VCCPG, Valley Center Towing Site Plan; STP08-005; 3500-08-005, Site Plan for Facility at 28425 S. Cole Grade Road. VCCPG has approved for the addition of a towing business to the existing commercial site. Project contact person is Gary Piro, 930 Boardwalk, Suite D. San Marcos. The current proposal is for coving a portion of the area approved as reserve per the 1990 septic approval with a concrete pad. The remaining area available would support 7 full time employees beginning the total to 12. Any proposal to exceed 12 employees will require engineering to demonstrate 100% primary and reserve leach field area meeting current county code. (DPLU Planner is Diane Buell at 858-694-3721) Ann Quinley for VCCPC.

e)

Department of Public Works to VCCPG. Suggestion from Claudia Johnson, President of Valley Center Chamber of Commerce for a Heritage Trail "Adopt-a-Trail" Campaign. DPW says that once catch up trail maintenance work is complete an "Adopt a Trail" program may become a good option for on-going maintenance.

**8.**

**Motion to Adjourn:**

**Maker/Second: Davis/Rudolf**

**Carries/Fails (Y-N-A): 14-0-0. Voice**

**Attachments:**

**5.a. Accretive SC Member Vote**

<b>First Round Vote</b>		<b>Public Applicants</b>				
	Bill Layne	Lael Montgomery	Sandy Smith	Lois Malloy	Samuel McClusky	Michael Robles
<b>VCCPG Members</b>						
Anderson						
Hutchison		1	1			
Hofler		1	1			
Glavinic	1		1		1	1
Quinley		1	1			
Vick		1	1			
Lewis		1	1			1
Norwood-Johnson	1		1			
Smith		1	1			1
Rudolf	1	1	1			
Davis		1	1			
Bachman		1	1			1
Total	3	9	11	0	1	4

<b>Second Round Vote</b>		<b>Public Applicants</b>				
	Bill Layne	Lael Montgomery	Sandy Smith	Lois Malloy	Samuel McClusky	Michael Robles
<b>VCCPG Members</b>						
Anderson						
Hutchison						
Hofler						
Glavinic						
Quinley						
Vick						
Lewis						
Norwood-Johnson						
Smith						
Rudolf						
Davis						
Bachman	0	0	0	0	0	0

#### 5.f. Equine Ordinance Revision Process:

Valley Center community representatives have reviewed the four equine ordinance update options recommended by the County consultants and recommend that the Tiered Ordinance process be considered for use. The recommendation is based on the following rationale:

- 1) It has been estimated that 80%+ of the horse properties in Valley Center are, in one way or another, technically noncompliant with the current ordinance.
- 2) In the 30+ years since the current set of ordinances was approved, significant changes have occurred in the region with regards to urban/rural limits and regulatory requirements (i.e. CEQA).
- 3) There is much more validated information available now on the keeping and maintenance of horses than there was 30 years ago.

The update of the equine ordinance is needed to assure the rights of the following specific groups:

From the perspective of property owners with horses on the property, reducing the county permitting and zoning requirements, particularly the cost and time involved, is needed to allow reasonable foreseeable use of their properties. The issue of an otherwise angered neighbor generating a complaint hangs over their heads like a sword of Damocles. Addressing practical horse keeping aspects such as boarding of a limited number of horses along with personally owned horses should not cost tens to hundreds of thousands of dollars. This would go a long way to resolving these concerns.

From the perspective of the neighboring properties, implementation of reasonable and effective management practices will protect their property use. These include animal care, vector control, waste management, and runoff control; tempered with recognition that Valley Center is a rural area where the odors and other effects of nature are expected, and in some cases, prevalent.

To address the needs of recreational horse organizations and clubs, the ordinance needs to provide a practical and simplified means for these groups to exercise their benefits of education and of teaching responsibility, sportsmanship, and horsemanship for their members. These are an inherent element in culturally rich equine communities such as Valley Center.

Therefore the Valley Center Planning Group would like the equine ordinance to reflect the following:

- 1) A tiered approach to horse zoning and designators.
- 2) The new ordinance should be clear and concise and applied in a thoughtful and logical way to all properties. The animal designators as applied to particular parcels should not be an accident of history. The current rules and regulations by all County Departments are too convoluted and confusing to small business owners who know horses not bureaucracy.
- 3) There shall be no conflict between the ordinance and animal health regulations. If there should arise a conflict, any applicable animal health regulations would preferentially apply.
- 4) Equestrian businesses should be considered agricultural businesses, not commercial. Many of the requirements for a commercial ZAP or MUP either do not apply or are detrimental to the horses (see #3)
- 5) Livestock and horse shelters should not be considered the same as human dwelling facilities when being reviewed for appropriateness.
- 6) Any and all permit fees should be reasonable and customary.
- 7) A voluntary equine technical advisory committee should be formed as a liaison group, serving as a bridge between the County and the stable operator. People should be able to operate a business with a clear conscience and confident that they are in compliance with the law.

In summary, the Valley Center Planning Group would like to see the process of updating the ordinance accomplished in a reasonable time frame that limits the resources and funding requirements placed on the County. However, the current ordinance is antiquated and must be changed. The adversarial and hostile environment between the equestrian community and the County should not continue. The County is more built up and these issues are arising more frequently. This will require a revamping of the ordinance at a basic level, most likely resulting

in an EIR. If we want to resolve the problems and issues that we currently have, an EIR cannot be helped and, if done correctly, will take us forward for the next 40 years.